

**Naples Planning and Land Use**  
**Public Meeting**  
**February 17, 2022**

**Commission Present:** Chris Clark, Jessy McKee, Scott Adams, Scott Major

**Commission Absent:** Andrew Bentley, Jacob Harrison

**Others Present:** Dean Baker, Ken Reynolds, Mike Davis, Gwen Harrison, Stephanie Adams, Jim Richards, Adam Richards, Joe Richards, Brett Woods, Layne Woods, Brett Stringham

**Opening Ceremonies**

**Verification of full Quorum** Chris Clark verified a full quorum. All commissioners will be voting in tonight's meeting.

**Approval of Agenda** Scott Adams motions to approve the agenda for the February 17, 2022, Scott Major seconds the motion.

All in favor:

Chris Clark	Aye
Andrew Bentley	Absent
Jacob Harrison	Absent
Jessy McKee	Aye
Scott Adams	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

**Disclosures**

**None**

**Approval of Minutes**

Scott Major requests to add "square" to 200 feet for clarification on size. Scott Adams motions to approve the January 20, 2021, minutes with approved changes. Jessy McKee seconds the motion.

All in favor:

Chris Clark	Aye
Andrew Bentley	Absent
Jacob Harrison	Absent
Jessy McKee	Aye
Scott Adams	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

**Public Hearing**

**Accessory Buildings Minimum Setbacks 02-14-006, 02-21-005.4, 02-22-005.4, 02-23-004.4, 02-24-005.4, 02-25-006.4, 02-11-008.4**

Gwen Harrison presents the proposes changes to the Accessory Buildings Minimum Setbacks. Stating that there were complaints from people when they were putting with smaller buildings on their property and the setbacks were too far away from the property lines. Staff completed some research and found that accessory building setbacks were varied distances in different cities in Utah. Mr. Peterson provided information from the building code stating that accessory structures located on the same lot of a dwelling unit could be an exception for the fire wall code.

Chris Clark stated his main concern was the fire wall issue. Do we want to have to police fire rated construction and more costly construction for detached garages and sheds or just keep it at 5 feet setback and that issue with the building department goes away. Gwen Harrison clarified that it does state any accessory building over 200 square feet is still required to follow permit and building code requirements, where only buildings under the 200 square feet are exempt from those requirements. Mr. Clark states he is not sure if he is sold on 3 feet.

Scott Adams motions to open public hearing for Accessory Buildings Minimum Setbacks. Scott Major seconds the motion.

All in favor:

<b>Chris Clark</b>	<b>Aye</b>
<b>Andrew Bentley</b>	<b>Absent</b>
<b>Jacob Harrison</b>	<b>Absent</b>
<b>Jessy McKee</b>	<b>Aye</b>
<b>Scott Adams</b>	<b>Aye</b>
<b>Scott Major</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

James Richards, 2225 south 3250 east, wants to make sure people should have the right to place a building outside of their home under 200 square feet, and have enough of a setback to not interfere with their neighbor. The 3-foot setback would also provide a way to walk behind the structure, and a fireman or policeman needed to get between the building and the fence, 3 feet would accomplish that.

No further public comments.

Scott Adams motions to close the public hearing portion of the meeting. Scott Major seconds the motion.

All in favor:

<b>Chris Clark</b>	<b>Aye</b>
<b>Andrew Bentley</b>	<b>Absent</b>
<b>Jacob Harrison</b>	<b>Absent</b>
<b>Jessy McKee</b>	<b>Aye</b>
<b>Scott Adams</b>	<b>Aye</b>
<b>Scott Major</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

Jessy McKee stated he liked the 3 foot setback change. Chris Clark is ok with the 3 foot setback as long we maintain compliance with building permits and Dale Peterson will manage that.

Scott Adams motions to send the proposed changes to the accessory building minimum setback ordinance to City Council changing the accessory building minimum setback to 3 feet. Jessy McKee seconds the motion.

All in favor:

<b>Chris Clark</b>	<b>Aye</b>
<b>Andrew Bentley</b>	<b>Absent</b>
<b>Jacob Harrison</b>	<b>Absent</b>
<b>Jessy McKee</b>	<b>Aye</b>
<b>Scott Adams</b>	<b>Aye</b>
<b>Scott Major</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

## PLANNING/DISCUSSION

### **Naples Self Storage Adam Richards**

Adam Richards presented the preliminary plan for the Naples Self Storage to the planning commission for approval. Mr. Richards stated they had made some changes to the originally concept design due to water rights and easements. Phase one will be completed first and phase two once they get up and running. Chris Clark stated that this is up for preliminary plan approval. Mike Davis asked for clarification if the front setback location was 55' from the property line or edge of road. Mr. Richards stated the setback was from the property line. That the map county website being used had the road shifted. The land survey indicated that the setback was not as far back as expected and is shown correctly on the engineered drawings. The top back of curb is the property line according to the land survey. Chris Clark stated the items in the land use ordinance the Planning Commission reviews for approval are landscaping, building exterior finishes, and general site layout items. Adam Richards stated the color may change for the buildings. He has changed it for each revision. Chris Clark stated the ordinance requires industrial type buildings in the industrial zone requires metal type buildings to have the front wall façade facing the street to be a mix of brick, glass, timber, stucco, or stone on facades of buildings. Adams Richards stated the plans depict stucco type finish to meet with code. Office is to be wooden frame structure, not metal building. He is not sure what the siding will be if it will be stucco or siding, it is still to be designed but will meet that code. Chris Clark asked if there would be someone working at the facility during set regular hours. Mr. Richards stated no, but there is a room within the building, blocked off, for customers to drop off payment or contracts. Another room will be available for the manager to check cameras, check on paperwork, and pick up payments. All maintenance will be kept inside the back room of the building. It will mostly be run online. There will also be a bathroom available. Scott Major questioned on the plans, the door showing a garage door. Adam Richards stated that it was an earlier plan that has not been updated. Originally it was going to have a garage door on both sides to drive through, but it will not be water retention on that side, so he has eliminated that door from that side. There are two parking spots and space for people to walk around. The small door is there for maintenance, so they won't have to walk all the way around. Chris Clark stated the land use ordinance required a site obscuring fence adjacent to residential use boundaries. Adam Richards stated that is has not been drawn on the plans but will be a six-foot slatted, as recommended by Dale Peterson. Chris Clark asked what they are proposing for landscaping. Adam Richards stated landscaping is planned to be zeroscaping, low maintenance, looking at boxwood shrubs for plants. Waterline will be run out from office to be automated. Chris Clark stated the landscape ordinance talks about not having large areas of gravel that aren't landscaped that aren't being surfaced or used otherwise. The gravel areas will need some sort of vegetation or landscaping within those areas. Street trees are required per code. Chris Clark asked if the west side of the area where the land drain is, if it is going to have a driveway. Sterling Walker, Engineer stated that will but will have slight amount of grading but basically leaving that alone for the moment. Adam Richards stated they could put a driveway. There will be doors on that side. There will only be approximately a 6-foot area that will not be paved. Adam Richards questioned the large areas that can't be just graveled, for just a detention pond that won't be part of the landscaping, its just detention pond. Chris Clark stated the detention pond can be landscaped, they just have to provide the volume. Some sort of shrubs and large rocks to break up the landscape in the gravel or mulch bed. Adam Richards questioned if they do need to plant something in or around retention pond. Chris Clark stated yes, there needs to be some variation to make it more appealing. Scott Major asked if larger rock would take care of that. Adam Richards stated they are trying to find a balance between rock and vegetation that will require a lot of gravel. Jessy McKee stated he liked what was proposed. James Richards commented that they use larger cobble rock at their other storage facility and it works really well. If a ground cover is under it, it keeps the weeds from growing and any dust that blows filters down through the rocks and there isn't a lot of vegetation growing. They will have a nice small greenspace with zero scaping. James Richards questioned if they could landscape the retention pond with only rock. Chris Clark stated it can't be just rock, some other type of vegetation, trees, shrubs, large boulders, would help with the variation and is appealing. James Richards stated large boulders with the the gravel will help. Chris Clark stated that two types of rocks isn't good enough to get away from being just gravel. Adam Richards

stated the main thing he wanted to accomplish tonight is to be able to say that building sizes and locations are good so they could order buildings. Chris Clark stated that is the goal and they will vote on the preliminary plan items that are their responsibility and that there will still be an administrative review and those comments will need to be addressed as well. Brett Stringham commented that the irrigation line will need to be moved.

Scott Major motions to approve the preliminary plan for the Naples Self Storage. Jessy McKee seconds the motion.

All in favor:

<b>Chris Clark</b>	<b>Aye</b>
<b>Andrew Bentley</b>	<b>Absent</b>
<b>Jacob Harrison</b>	<b>Absent</b>
<b>Jessy McKee</b>	<b>Aye</b>
<b>Scott Adams</b>	<b>Aye</b>
<b>Scott Major</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

### **Recreational Vehicle and Mobile Homes 02-14-017**

Gwen Harrison presented the proposed ordinance changes to the Recreational Vehicle and Mobiles Homes ordinance. Dale Peterson, Building Official, has elected to put this on a pause while research is done to answer questions from the City Attorney relating to the proposed changes. Questions from the City Attorney include if we need to address the age of RV where we mention the age of mobile homes? Are we going to limit the number of people who can live in the RV? And any public health concerns. Mr. Peterson did add a section for a 180-day permit and is looking for feedback. Chris Clark stated the mobile home age is federal law indicating when it can be lived in, not Naples City. Jessy McKee stated if they are looking for the same thing with an RV but he thinks it would be more about the condition of the RV more than age. The sticker on the door of the RV indicates the number of people it can hold, as labelled. The RV must remain fully licensed for highway use. Gwen Harrison presented the question How do you feel about the potential for the permit of 180 days extension timeframe? It was originally presented as 180-days then 180-day extension. Scott Major clarified it currently reads as 180-day permit plus the original 90 days without a permit. It would become a nuisance for that timeframe. It was proposed to change the verbiage to be 90 days with a 90-day extension for a total of 180 days. Chris Clark stated it would be good to give some thought to nuisance control with some way to enforce it or kick them out. Scott Major stated correcting verbiage to be clearer for violation of the section. Scott Adams asked if 30 days to vacate is a typical time period. Waste and trash disposal should be addressed. Scott Adams stated item two is very shallow with definition. Use the opportunity to be specific of what utilities means. What is the requirement for waste? Scott Adams questioned if there could be back-to-back 180-day permits. It appears as such how it is currently proposed. It was mentioned that Mr. Peterson is wanting to associate a fee with this permit for the 180-day extension.

### **Industrial Stormwater Retention 02-28-017**

Chris Clark presented the industrial stormwater retention section stating it had been discussed in previous years but it had never been added in to the ordinance due to some questions from City Council that never made it back to Planning and Zoning. Questions from City Council were regarding the entire Industrial ordinance as a whole, not just the stormwater section. Chris Clark questioned if the Stormwater Retention section could be presented to City Council separate from the rest of the industrial section. A public hearing will need to be held at the next planning and zoning meeting to address this section specifically. The other proposed items for the industrial section should be brought to discuss and answer questions before sending back to City Council.

### **Sign Regulations 02-16**

Gwen Harrison presented the proposed changes to the Sign Regulations from Dale Peterson. Chris Clark stated the Planning Commission recently went through this entire ordinance. Scott

Adams asked what is spurring this proposed change. Scott Adams suggested bringing back for a public hearing if staff wishes to push further with the proposed changed where the ordinance was already changed in 2019 and see what the public thinks. Chris Clark asked how many signs have been permitted in the last 3 years. Scott Major asked how many signs in the last six months. Mike Davis stated two signs in the last six months. Jessy McKee suggested tabling the proposed ordinance for further discussion. Chris Clark stated he would like to review the code further and had many suggested changes. Scott Major stated the graph indicating the different types of signs should be included for ease. Chris Clark questioned what the purpose is of removing the word billboard. The discussion previously stated they didn't want new billboards to come in but it is now changing it to off-premises signs. He felt that was pretty specific for billboard signs. The billboards that currently exist have rights with the billboard ordinance. Mike Davis stated we could hold off on the ordinance and go back to Dale Peterson to answer more questions. Scott Adams stated he doesn't feel if it was just one or two people upset that it would warrant a complete overhaul.

**ITEMS FOR FUTURE DISCUSSION**

Open Meeting Training.

Commissioner Clark asks for a motion to adjourn.

**ADJOURN**

Scott Major motions to adjourn, Jessy McKee seconds the motion.

All in favor:

<b>Chris Clark</b>	<b>Aye</b>
<b>Andrew Bentley</b>	<b>Absent</b>
<b>Jacob Harrison</b>	<b>Absent</b>
<b>Jessy McKee</b>	<b>Aye</b>
<b>Scott Adams</b>	<b>Aye</b>
<b>Scott Major</b>	<b>Aye</b>

Motion carried with all voting Aye. None opposed.

**The next Planning and Zoning meeting will tentatively be held March 17, 2022, in the Naples City Council Chambers @ 7:30 P.M.**